

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		BROADWAY, ARLINGTON

OWNERSHIP

Owner 1:	ZYKORIE JOSHUA A & GRACIELA V			
Owner 2:				
Owner 3:				
Street 1:	63 BROADWAY UNIT 2			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	FARKAS DORA -		
Owner 2:	JIANG LEAF -		
Street 1:	63 BROADWAY #2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Aluminum Exterior and 1235 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

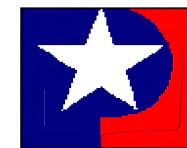
Total Card /

Total Parcel

557,700

557,700

557,700



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
6	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	557,700			557,700
Total Card	0.000	557,700			557,700
Total Parcel	0.000	557,700			557,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		451.58	/Parcel: 451.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	557,700	0	.		557,700		Year end	12/23/2021
2021	102	FV	541,300	0	.		541,300		Year End Roll	12/10/2020
2020	102	FV	533,000	0	.		533,000	533,000	Year End Roll	12/18/2019
2019	102	FV	533,700	0	.		533,700	533,700	Year End Roll	1/3/2019
2018	102	FV	471,400	0	.		471,400	471,400	Year End Roll	12/20/2017
2017	102	FV	429,200	0	.		429,200	429,200	Year End Roll	1/3/2017
2016	102	FV	400,100	0	.		400,100	400,100	Year End	1/4/2016
2015	102	FV	369,300	0	.		369,300	369,300	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

Undisplayed Areas:
GLA: 1235
WDK: 84

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 5			BRs: 3			Baths: 1			HB		

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

No Unit	RMS	BRS	FL
1	5	3	2
Totals			
1	5	3	

COMPARABLE SALES

CALC SUMMARY	
Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.04979002
Adj \$ / SQ:	432.251
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	685102
Depreciation:	127429
Depreciated Total:	557673

Make:		Model:		Serial #		Year:		Color:	
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PARCEL ID 035.A-0001-0016.0

[illegible]

SUB AREA

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	1,235	432.250	533,830						
WDK	Deck	84	16.800	1,411						
Net Sketched Area:		1,319	Total:	535,241						
Size Ad	1235 Gross Area		1319 FinArea	1235						

IMAGE

AssessPro Patriot Properties, Inc

